

PARCEL #16
DD 30759-01-01



MINIMUM BID: \$385,000

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY FEB. 14, 2007

DESCRIPTION:

LOCATION: Sweetwater Road & Harness Street, Spring Valley, 91977

SIZE: 28,190 SF (net 22,240 buildable)

SHAPE: Irregular

TOPOGRAPHY: Mostly Level

ZONING: Residential

UTILITIES: All Available

ACCESS: Sweetwater Road

IMPROVEMENTS: N/A

FINANCING: None

CONTACT AGENT: Bruce Berlau bruce_berlau@dot.ca.gov or (619) 688-6106

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Assessors parcel lines are
approximate and are for
reference only

DD30759-01-01



SR-125 SB

SR-125 NB

SR-125 NB

SWEETWATER

GOWIN

ERLEN

FARNESS

N

NO SCALE

This is not a Survey Product.
Portions of this Map contain geographic
information copyrighted by SanGIS. All
rights reserved. Imagery is from AirPhoto
USA, acquisition date 2006.

Exhibit "A"

Those portions of Lots 39, 40, 41, 42, 43 and 47 of Mount Migual Terrace, according to Map thereof No. 4034, in the County of San Diego, State of California, filed December 18, 1958 in the office of the County Recorder of said County, as conveyed in grant deeds to said State of California recorded June 25, 1997 as DOC # 1997-0296169 and on September 27, 1996 as DOC # 1996-0490090 and on October 29, 1996 as DOC # 1996-0545282 and on April 30, 1997 as DOC # 1997-0198348 and on June 2, 1997 as DOC # 1997-0254590 all in the office of said Recorder, lying Easterly of the following described line:

PARCEL 1

BEGINNING at a point on the Southerly line of said Lot 43, said point bears N.89°39'25"W. (N.89°53'00"E.), 40.00 feet from a ¾ inch iron pipe with tag stamped "RCE 6752" set at the Southeasterly corner of said Lot 43;
thence (1) N.00°16'01"E., 131.52 feet;
thence (2) N.18°08'13"W., 188.36 feet to the Northwesterly corner of said Lot 39 and the POINT OF TERMINUS, said point bears N.89°22'01"W., 166.75 feet (S.89°50'10"E., 166.66 feet) from a one inch iron pipe with tag stamped "CAL DOT" set at the Northeasterly corner of said Lot 39.

Containing 28,140 square feet, more or less.

Subject to special assessments, if any, restrictions, reservations, and easements of record.

PARCEL 2

RESERVING unto the State of California, its successors or assigns a DRAINAGE and ACCESS EASEMENT upon, over and across the above described parcel described as follows:

BEGINNING at the Southerly terminus of course "(2)" described above;
thence (1) along the Southerly prolongation thereof S.18°08'13"E., 85.00 feet;
thence (2) S.00°16'01"W., 50.91 feet to a point on said Southerly line of Lot 43;
thence (3) along said line N.89°39'25"W., 26.84 feet to the Southerly terminus of first said course "(1)" described above;
thence (4) along said course N.00°16'01"E., 131.52 feet to the POINT OF BEGINNING.

PARCEL 3

Also RESERVING unto the State of California, its successors or assigns a DRAINAGE and ACCESS EASEMENT upon, over and across the above described parcel described as follows:

BEGINNING at said Northwesterly corner of Lot 39;
thence (1) along the Northerly line thereof S.89°22'01"E. (S.89°50'10"E.), 28.32 feet; thence (2) leaving said line S.00°37'59"W., 20.66 feet;
thence (3) N.89°22'01"W., 21.29 feet to first said course "(2)" described above;
thence (4) along said course N.18°08'13"W., 21.83 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6. Multiply all distances used in the above description by 1.000025 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Horace M. Taynton

Date 3-4-05

AU F.W.

CK S.H.

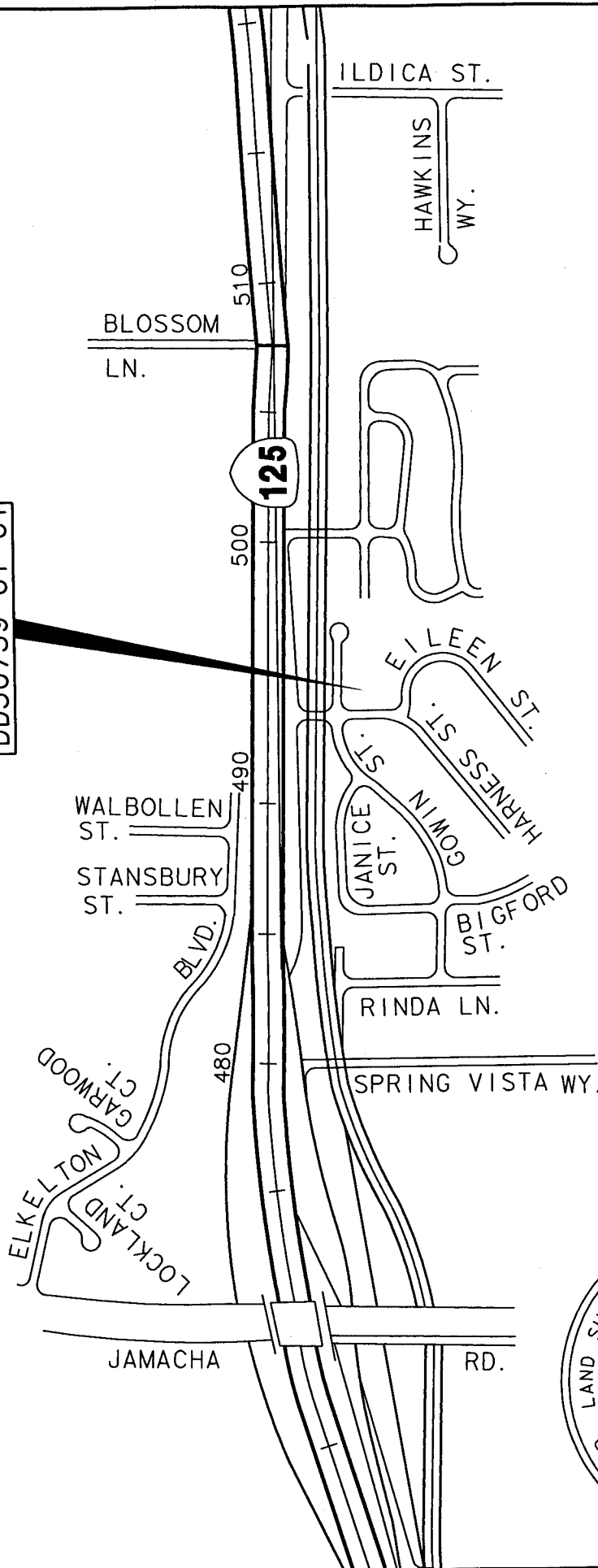


EXHIBIT "B"

COUNTY OF SAN DIEGO



DD30759-01-01



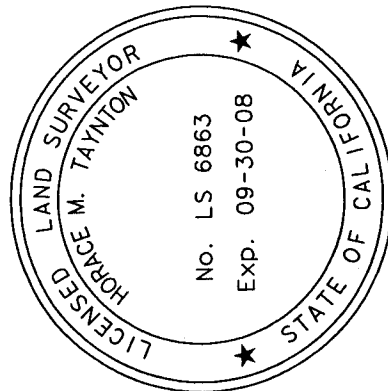
This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors Act.

Signature

Horace M. Taynton

Date

Dec. 18, 2006



STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD30759-01-01

RIGHT OF WAY
MAP NO. Por. 53530K

COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.7	NONE

SHEET 1 OF 2

COUNTY OF SAN DIEGO

EXHIBIT "B"

MT. MIGUEL TERRACE

495
"B" LINE

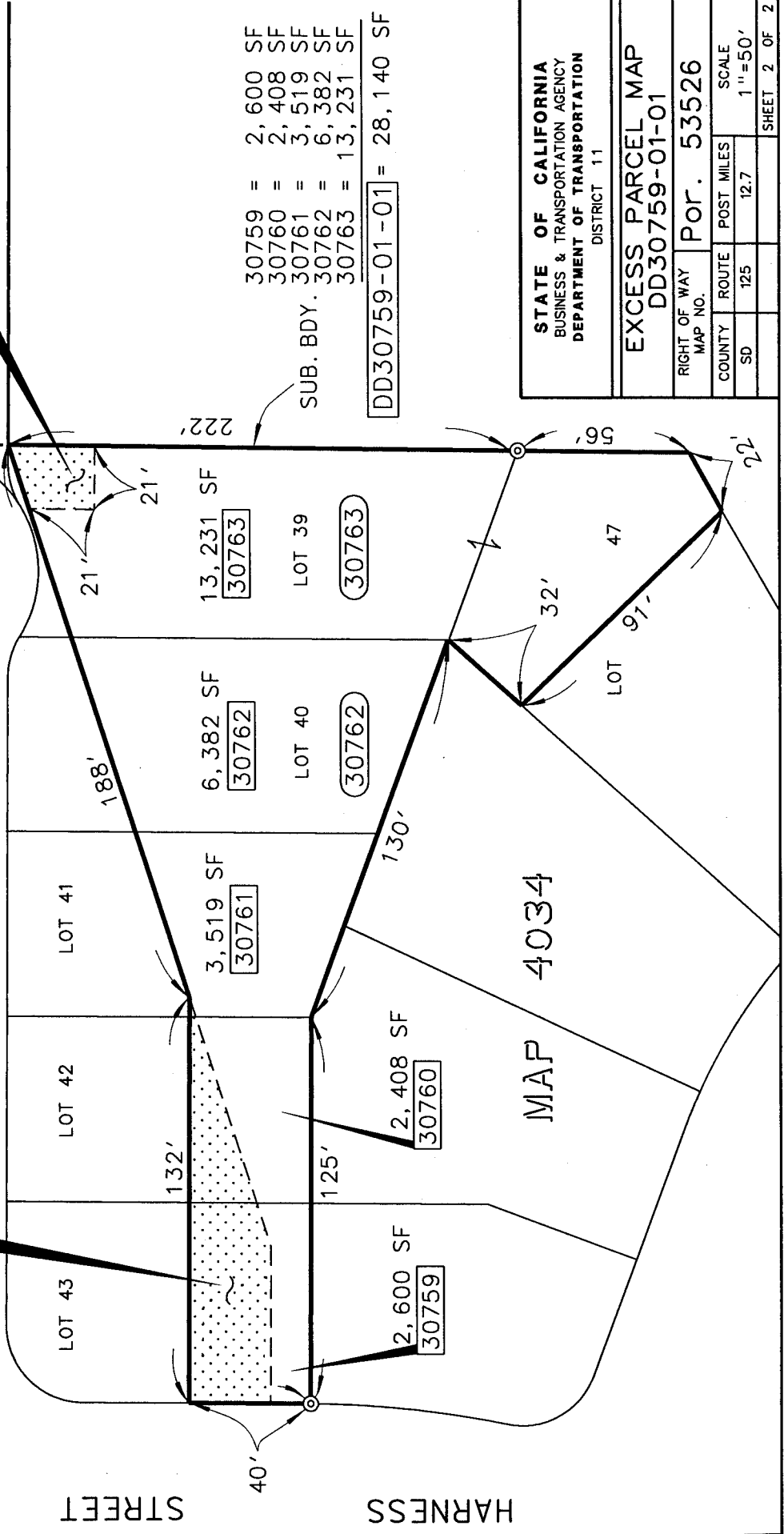
GOWIN STREET PM 12.7

DE30759-01-02
RESERVE DRAIN.
& ACCESS EASE.

DE30759-01-03
RESERVE DRAIN.
& ACCESS EASE.

STREET

HARNESS



SUB. BDY.
30759 = 2,600 SF
30760 = 2,408 SF
30761 = 3,519 SF
30762 = 6,382 SF
30763 = 13,231 SF
DD30759-01-01 = 28,140 SF

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD30759-01-01

RIGHT OF WAY
MAP NO. Por. 53526

COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.7	1"=50'

SHEET 2 OF 2